

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
JANUARY 6, 2016**

Members Present: Chair Paul Cunningham, Vice Chair Mark Angres, John Laughton, Kevin Connors, Natasha Jackson

Member(s) Absent: Jagdish Pathela, Fernando Sepulveda

Staff Present: Kelly O'Brien, Planner, Tommy Scibilia, Planner

Meeting began at 7:01 pm

1. Discussion of Agenda

MR. ANGRES MOVED TO APPROVE THE AGENDA AS PRESENTED; SECONDED BY MR. CONNORS, WHICH CARRIED UNANIMOUSLY 5-0 BY VOICE VOTE.

2. Presentations by the public on any item not calling for a public hearing. None.

3. Consideration of Meeting Minutes, November 18, 2015:

MR. LAUGHTON MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. ANGRES, WHICH CARRIED UNANIMOUSLY 4-0-1 BY VOICE VOTE WITH MS. JACKSON ABSTAINING.

4. Information Session: Discussion of the proposed façade modifications to the existing restaurant Fuddruckers located at 3575 Chain Bridge Road.

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- Chairman Cunningham mentioned the future planned development of Northfax to include a road through the current footprint of the Fuddruckers structure. He further suggested that future renovation to the structure be cost-effective to avoid future loss if and when the structure is razed. Mr. Laughton concurred, stating that a taking by the widening of Chain Bridge posed a "hardship" to the landowner.
- Clarification regarding to which parcel the landscaping to the north of the structure belonged- to the Fuddruckers parcel or the Marriot parcel?
- Clarification on what lighting and landscaping were proposed in the right of way directly west of the structure as part of Chain Bridge Road widening/ storm water management plan.
- Clarification if windows on the west façade along Chain Bridge Road are to be opaque, tinted, or transparent.
- Concerns regarding the physical constraints of the site, including projections into the right of way along Chain Bridge by architectural elements (cornices, awnings, lighting), and structure height limits.
- Concerns regarding the timeline of the renovation, namely getting the west portion of the building removed in time for the widening of Chain Bridge, which is scheduled to begin April 1, 2016.
- Questions regarding the inspiration for the proposed architectural changes.
- Questions regarding the material and color choices of the south facing façades.

- Concerns that proposed sign on east façade would not be visible from Fairfax Blvd due to distance.
- The applicant may consider inclusion of architectural highlights on the north façade to make the structure more recognizable for traffic traveling southbound on Chain Bridge.
- Clarification on the metallic structure imbedded in the entry tower on renderings.

The applicant's representative Russ Forno, and architect Sean Porter, testified:

- The applicant is interested in keeping the project as cost-effective as possible, per Board recommendation. This is why the west façade along a Chain Bridge Road was shown with the most dramatic exterior architectural modification, as this is the side that is most significantly affected by the widening of Chain Bridge.
- The landscaping to the north of the structure belongs to the Marriot parcel.
- Planner O'Brien stated that the lighting and landscaping along Chain Bridge in the public right of way is the purview of Public Works, not BAR.
- Proposed windows along Chain Bridge are to be transparent to allow visual connectivity and light penetration.
- Awnings along the west façade are to be very shallow to avoid projecting into the right of way. Adjustments can be made to make the cornice appear "heavier" without projecting into the right of way. The proposed parapet will raise the height of the building to approximately 20 feet, which is well below the limit for retail structures in C-2 commercial zones.
- The applicant is aware of the time constraints and believes work to restructure the west façade will be complete before the April 1, 2016 start date of the widening of Chain Bridge.
- The entry tower is typical of Midwestern Fuddruckers design. The stone from this entry tower is brought to the other façades to break them up visually with vertical elements. EIFS is used as a cost-effective contrasting element to the stone. The yellow awnings add visual interest along Chain Bridge.
- Because the walls must be changed to incorporate a parapet to hide rooftop units, a new cementitious siding will be used on the exterior of the south, east, and north façades with the same red coloring as the existing building.
- The applicant is open to removing the sign on the east façade appearing in the renderings.
- Applicant and other Board members agreed that landscape screening from the adjacent Marriot property may render architectural highlights added to the north façade not visible to southbound traffic along Chain Bridge.
- The applicant did not have any images on hand to explain the metallic sign structure of the entryway, but had presented it earlier at a City Council Work Session and will provide to staff.

No public comments.

5. Staff Report including Certified Local Governments State Annual Report.

6. Board Comments.

7. Adjournment at 8:21 pm

ATTEST:



Board of Architectural Review
Recording Secretary